

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

February 9, 2017 (6PM)

7610 Hollister Ave, Goleta (Meeting Room)

(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, and Howard Lange. Cathy Leyva absent

Homeowners present: Unit 114 (Mr. Quan Bui).

Management: James Nguyen of Bartlein & Company, Inc.

Call to Order: Meeting called to order at around 6:01PM

Owners Requests: Quan found out that his hot water line to his washing machine was connected to neighboring units (113) water line. He contacted unit 113 but 113 is not responding. Since the water lines are owners responsibility the board recommended that 114 have a plumber come and separate the two lines. Also due to recent heavy rains, unit 114 reported downspout from gutters at the front patio was creating a large puddle. James will send a gutter guy to inspect the gutters.

Approval of Prior Meeting Minutes Joe motioned to approve the prior (2/12/17) minutes, Howard seconded. Unanimous.

Landscape Report: Conversion to drip of west and east side of the gate complete. Plants were planted in that area. A tree fell on the property between 7628 and 7610 Envirosaping was quick to respond and cleaned it up. Sidewalk repairs are continuing. Joe got proposals from Action Tree to deal with a Euc tree that looks like it could be the next to fall behind 7628. Howard moved to accept Action Tree proposal for \$1,350 to remove whole finger and trim balance of tree. Joe seconded. Passed.

Treasurer's Report

	January 2017	YTD
Total Income	\$66,010.00	\$66,010.00
Op. Expenses	15,898.85	15,898.85
Reserve Expenditures	00.00	00.00
Total Expenditures	15,898.85	15,898.85
Transfer to Reserve	50,111.15	50,111.15
Transfer from Reserve	00.00	00.00
Balance in Savings	\$ 2,323,341.77	
Due from Unit Owners	\$ 13,463.97	
Total Assets	\$ 2,341,805.74	

Operating Expenses are about 5%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Craig seconded)

Vendor Evaluation: Jacuzzi timer knob replaced. Sauna light out again.

Old Business:

- a. Updating governing documents: in progress.
- b. Receipts from #254 re slab leak: none
- c. 7602 sail awning: no show
- d. 7632 #347 front door: no show, checking to see if changed
- e. Sidewalk repair: on going
- f. 7606 #307-sprinkler damage: insurance notified, both insurance companies dealing with each other.
- g. Home roof bid for roof maintenance: bid forthcoming
- h. Vacancy on board: still looking for new member
- i. Leaky water heater from #368 to #268: owner no show

New Business

- a. Gate motors/openers: board to consider replacing motors (bid from Consolidated)
- b. Recording liens: none

Next Meeting 3/9/17 at 6PM, at 7610 meeting room

Meeting adjourned at 7:01PM

Submitted by Matt Mora, Scribe.